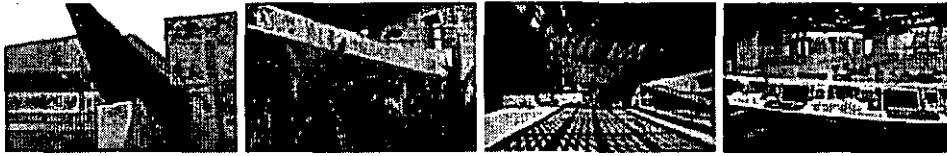


A U S T I N C I T Y C O U N C I L
AGENDA

Thursday, August 31, 2006

+ Back Print

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 56**

Subject: C14-06-0136 - 1701 & 1703 Windoak - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1701 & 1703 Windoak (Harpers Branch Watershed) from family residence (SF-3) district zoning to townhouse and condominium residence (SF-6) district zoning. Staff Recommendation: To grant townhouse and condominium residence-conditional overlay (SF-6-CO) combining district zoning. Planning Commission Recommendation: To grant townhouse and condominium residence-conditional overlay (SF-6-CO) combining district zoning. Applicant: FS Ventures (Jim Cummings). Agent: Urban Design (Laura Toups). City Staff: Robert Heil, 974-2330

Additional Backup Material

(click to open)

Staff Report**For More Information:**

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0136

PC. DATE: July 25, 2006

ADDRESS: 1701 and 1703 Windoak Drive

OWNER/APPLICANT: Jim Cummings

AGENT: Urban Design (Laura-Toups)

ZONING FROM: SF-3

TO: SF-6-CO

AREA: 1.58 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of SF-6-CO zoning. The conditional overlay is as follows:

1. Residential density is limited to one single family unit per lot.
2. Impervious cover is limited to 45% (SF-3 impervious cover).

The applicant supports this conditional overlay.

PLANNING COMMISSION RECOMMENDATION:

**July 25, 2006: APPROVED STAFF'S RECOMMENDATION OF SF-6-CO ZONING;
CONDITIONS OF:**

- 40% IMPERVIOUS COVER LIMIT;
- PROHIBIT GATES ON THE DRIVEWAYS

[M.DEALEY, M.MOORE 2ND] (6-3) C.RILEY, G.STEGEMAN, P.CAVAZOS – NAY

DEPARTMENT COMMENTS:

This case is related to case C14-05-0201 in which the adjoining tract was zoned from SF-3 to SF-6-CO. The applicant is now requesting rezoning of the adjoining lot to allow access through a common driveway.

The final ordinance for that case is attached as a reference. City Council approved SF-6-CO and the neighborhood and applicant signed a restrictive covenant to address issues falling outside the CO.

The site is two undeveloped single family zoned lots. The request is to rezone the lot to allow townhouse and condominium development (SF-6-CO). The conditional overlay is as follows would residential density is limited to one single family unit per lot and limit impervious cover is limited to 45% (SF-3 impervious cover).

Staff recommends approval of SF-6-CO zoning. The conditional overlay is as follows:

- Residential density is limited to one single family unit per lot.
- Impervious cover is limited to 45% (SF-3 impervious cover).

The applicant supports this conditional overlay.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|----------------|----------------------------------|
| <i>Site</i> | SF-3 | Single Family Home |
| <i>North</i> | SF-3 | Single Family Homes |
| <i>South</i> | LR, MF-3 | Apartments |
| <i>East</i> | SF-6-CO | Residential development underway |
| <i>West</i> | MF-4 and CS-CO | Detention Pond and Auto Repair |

AREA STUDY: The site falls within the Riverside Neighborhood Plan, currently underway.

TIA: Not Required

WATERSHED: Harper's Branch Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED COMMUNITY ORGANIZATIONS:

- South River City Citizens' Association
- Southeast Austin Neighborhood Alliance
- Crossing Gardenhome Owners Association
- Terrell Lane Interceptor Association
- Baron Springs/Edwards Aquifer Conservation District
- South Central Coalition
- PODER - People Organized to Defend Earth and her Resources
- Austin Neighborhoods Council
- East Riverside/Oltorf Neighborhood Planning Team

SCHOOLS:

Travis Height Elementary School Fulmore Middle School Travis High School

ABUTTING STREETS:

| Name | ROW | Pavement | Classification |
|---------------|------------|-----------------|-----------------------|
| Windoak Drive | 50' | 30' | Local |

CITY COUNCIL DATE: **ACTION:**

August 9, 2006: **Postponed to August 24 at the request of staff.**

August 24, 2006 **Postponed to August 31 at the request of the neighborhood**

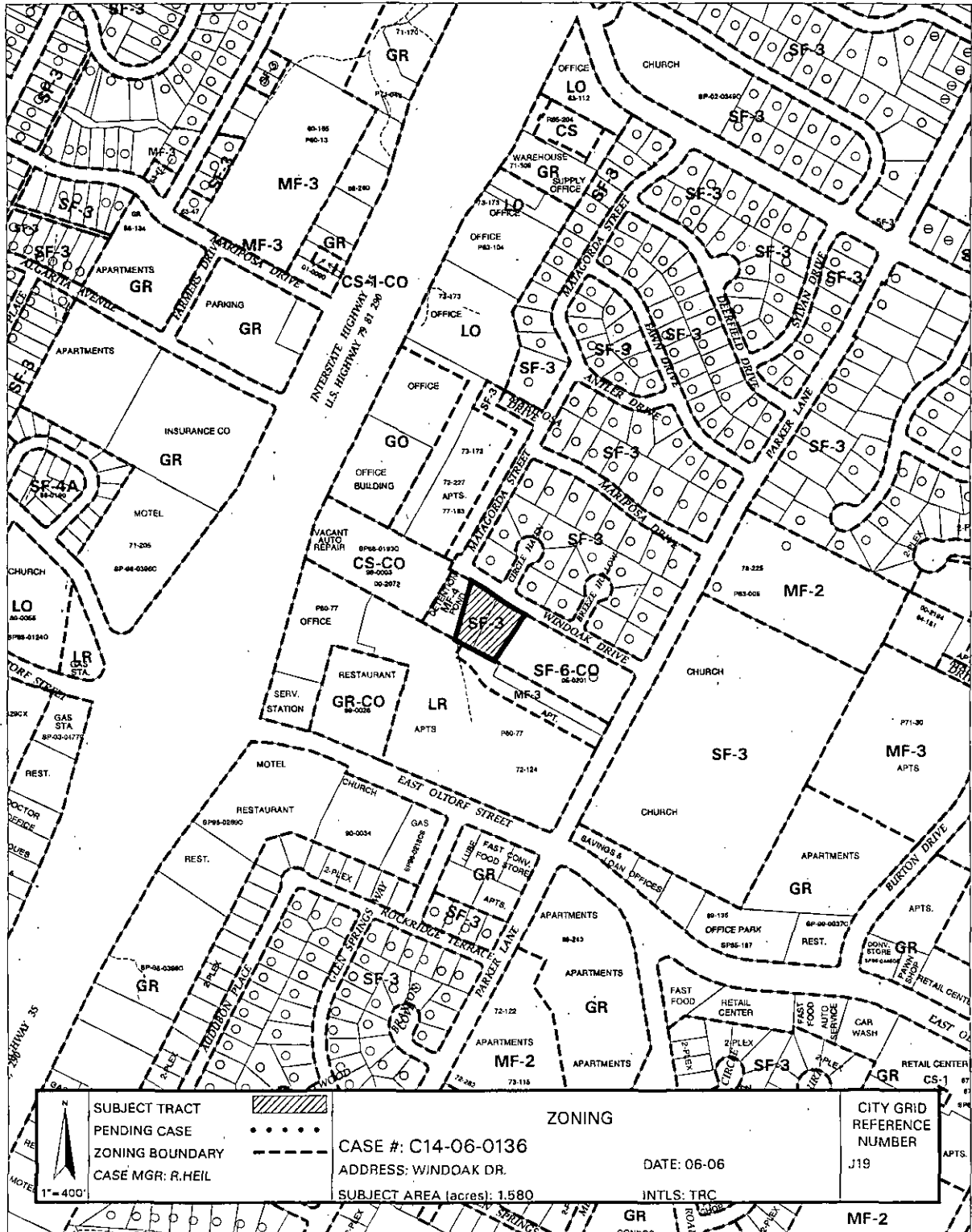
August 31, 2006

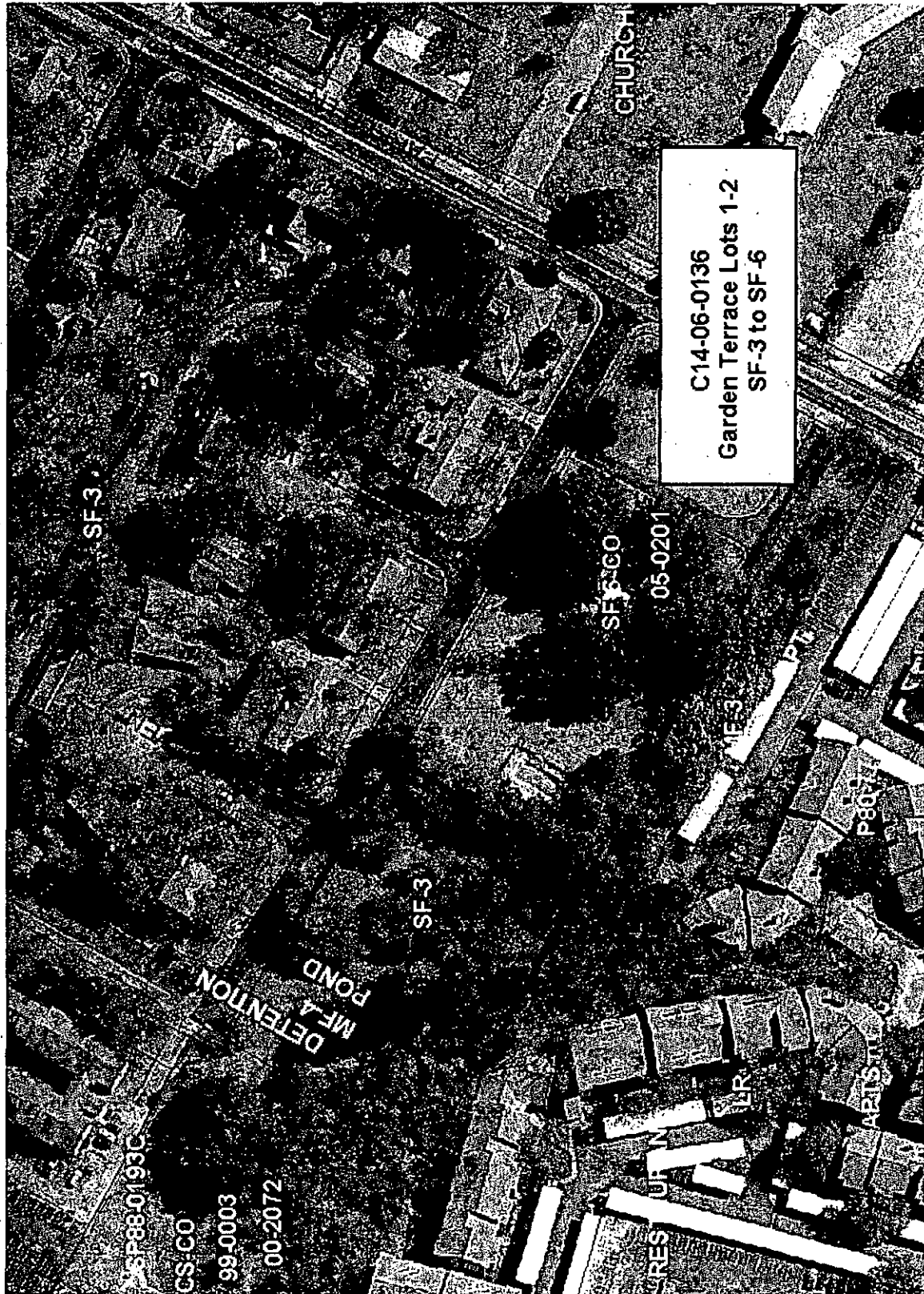
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330





SUMMARY STAFF RECOMMENDATION

Staff recommends approval of SF-6-CO zoning. The conditional overlay is as follows:

- Residential density is limited to one single family unit per lot.
- Impervious cover is limited to 45% (SF-3 impervious cover).

The applicant supports this conditional overlay.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

SF-6 zoning would provide for a transition from the multi-family uses to the south and the single family uses to the north, and would allow the completion of the SF-6 project to the east as designed. SF-3 densities and impervious covers would remain in place..

EXISTING CONDITIONS

Site Characteristics

The site is two undeveloped single family zoned lots. The request is to rezone the lot to allow townhouse and condominium development (SF-6-CO). The conditional overlay is as follows would residential density is limited to one single family unit per lot and limit impervious cover is limited to 45% (SF-3 impervious cover).

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Harpers Branch Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 137 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 300 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

| Name | ROW | Pavement | Classification |
|---------------|-----|----------|----------------|
| Windoak Drive | 50' | 30' | Local |

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City.

PETITION

Case Number:

C14-06-0136

Date:

Aug. 22, 2006

Total Area within 200' of subject tract: (sq. ft.)

286,359.48

| | | | | |
|----|--------------|----------------------------------|-----------|-------|
| 1 | 03-0503-1016 | BRIGANTI FRANK & RAMAH | 1,871.68 | 0.65% |
| 2 | 03-0503-1017 | MCCAFFERTY DANIEL J | 16,321.04 | 5.70% |
| 3 | 03-0503-1020 | LEE JAMES L & CHARLESTA K LEE | 5,845.53 | 2.04% |
| 4 | | | | 0.00% |
| 5 | | | | 0.00% |
| 6 | | | | 0.00% |
| 7 | | | | 0.00% |
| 8 | | | | 0.00% |
| 9 | | | | 0.00% |
| 10 | | | | 0.00% |
| 11 | | | | 0.00% |
| 12 | | | | 0.00% |
| 13 | | | | 0.00% |
| 14 | | | | 0.00% |
| 15 | | | | 0.00% |
| 16 | | | | 0.00% |
| 17 | | | | 0.00% |
| 18 | | | | 0.00% |
| 19 | | | | 0.00% |
| 20 | | | | 0.00% |
| 21 | | | | 0.00% |
| 22 | | | | 0.00% |
| 23 | | | | 0.00% |
| 24 | | | | 0.00% |
| 25 | | | | 0.00% |

Validated By:

Stacy Meeks

Total Area of Petitioner:

24,038.26

Total %

8.39%

CO-NP

LO

SF-3

SF-3

SF-3

OFFICE

GO

OFFICE
BUILDING

73-173

72-227

APTS.

77-183

VACANT
AUTO
REPAIR

SP88-0193C

CS-CO

99-0003

00-2072

P80-77

OFFICE

RESTAURANT

GR-CO

99-0028

SERV.
STATION

LR

APTS.

P80-77

MF-3

APT.

72-124

SF-6-CO

05-0201

CHURCH

S

MOTEL

AURANT

CHURCH

EAST OLTORF STREET

GAS

90-0034

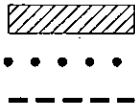
0218CS

LIBE FAST

SAVINGS

CHURCH

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: R.HEIL



CASE #: C14-06-0136

ADDRESS: 1701 & 1703 WINDOAK DR

SUBJECT AREA (acres): 1.580

PETITIONS

DATE: 06-08

INTLS: SM

CITY GRID
REFERENCE
NUMBER

J19

1" = 200'

APARTMENTS

69-1